
SENATE CONCURRENT RESOLUTION

APPROVING THE SALE OF THE LEASED FEE INTEREST IN 41-665 INOAOLE
STREET, WAIMANALO, HAWAII.

1 WHEREAS, section 171-64.7, Hawaii Revised Statutes,
2 requires the prior approval of the Legislature by concurrent
3 resolution to sell certain state lands in fee simple; and
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5 WHEREAS, section 171-64.7(c), Hawaii Revised Statutes,
6 states that "[t]he concurrent resolution shall contain the
7 following information:
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- 9 (1) The specific location and size in square feet or in
10 other precise measure of the parcels of land to be
11 sold or given;
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13 (2) The appraisal value of the land to be sold or given;
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15 (3) The names of all appraisers performing appraisals of
16 the land to be sold or given;
17
18 (4) The date of the appraisal valuation;
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20 (5) The purpose for which the land is being sold or given;
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22 (6) A detailed summary of any development plans for the
23 land to be sold or given; and
24
25 (7) A statement of whether the land is, or is not, land
26 that was classed as government or crown lands previous
27 to August 15, 1895, or was acquired by the State in
28 exchange for such lands, and a detailed explanation of
29 how the state department or agency made this
30 determination.
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1 A draft of the concurrent resolution for the prior approval
2 of a sale or gift of land shall also be submitted to the office
3 of Hawaiian affairs at least three months prior to the convening
4 of a regular or special session of the legislature to allow the
5 office to determine whether the land was classed as government
6 or crown lands previous to August 15, 1895, or was acquired by
7 the State in exchange for such lands"; and

8
9 WHEREAS, pursuant to section 171-64.7(e), Hawaii Revised
10 Statutes, prior to finalizing any proposal for the sale or gift
11 of lands to any person or entity other than the State, its
12 agencies, or entities, and prior to the submission of the
13 concurrent resolution to the Legislature, an informational
14 briefing on the proposed sale or gift of lands shall be held in
15 the community where the land to be sold or given is located; and

16
17 WHEREAS, the Hawaii Housing Finance and Development
18 Corporation (the "Corporation") desires to sell the leased fee
19 interest in 41-665 Inoaole Street, Waimanalo, Hawaii, and
20 provides the following information pursuant to section 171-64.7,
21 Hawaii Revised Statutes:

- 22
23 (1) The parcel is a single family home that is part of the
24 Hale Aupuni project built in 1975 and is identified as
25 a 4,404 square foot parcel, TMK No. 1-4-1-33-21;
26
27 (2) The leased fee interest in this parcel was appraised
28 to have a fair market value of \$123,200;
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30 (3) The parcel was appraised by Harlin Young & Co, Ltd.;
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32 (4) The appraisal valuation date is June 1, 2014;
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34 (5) The primary purpose for the sale of this parcel is to
35 convey the leased fee interest to its current
36 leasehold owner;
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38 (6) There is no development plan for this unit, which is a
39 single family residence; and
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41 (7) As of August 15, 1895, the parcel was a portion of the
42 Government (Crown) Land of Waimanalo; the



1 Corporation's predecessor agency, the Hawaii Housing
2 Authority, acquired title to the property through
3 Grant No. S-15,206, dated September 5, 1974; and this
4 was determined by a search of the title records for
5 this parcel by Title Guaranty of Hawaii on
6 September 4, 2014; and
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8 WHEREAS, the Corporation duly submitted a draft of the
9 Concurrent Resolution to the Office of Hawaiian Affairs on
10 September 30, 2014, more than three months prior to the opening
11 day of the Regular Session of 2015; and
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13 WHEREAS, the Corporation duly conducted a public
14 informational briefing on the sale of this parcel on
15 September 9, 2014, at the Waimanalo School cafeteria, Waimanalo,
16 Hawaii, following publication of notice of the briefing in the
17 Honolulu Star-Advertiser newspaper on September 5 and 8, 2014;
18 and
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20 WHEREAS, no objection to the proposed sale was received at
21 the public informational briefing; now, therefore,
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23 BE IT RESOLVED by the Senate of the Twenty-eighth
24 Legislature of the State of Hawaii, Regular Session of 2015, the
25 House of Representatives concurring, that the sale of the leased
26 fee interest in 41-665 Inoaole Street, Waimanalo, Hawaii, TMK
27 No. 1-4-1-33-21, is hereby approved; and
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29 BE IT FURTHER RESOLVED that a certified copy of this
30 Concurrent Resolution be transmitted to the Executive Director
31 of the Hawaii Housing Finance and Development Corporation.

